



OFFICE OF BUILDING INSPECTION INFORMATION REQUIRED TO BUILD A DECK

1. A recent survey showing the exact location of the proposed deck.
2. A set of plans showing how the deck will be constructed. You may be able to get a set of plans from your lumber provider. (SEE SPAN TABLE)
3. A completed Village of Richfield building permit application.
4. Washington County Land Use office approval required! (SEE ATTACHED)
5. See Fee Schedule for current fee plus plan review fee.

VILLAGE REQUIREMENTS:

- Decks must comply with building setback requirements.
- Any deck attached to the home must be provided with 48" of frost protection.
- All wood used in deck construction must be pressure treated against decay or species that is naturally decay resistant.
- Decks shall be designed for 50 P.S.F. (40# Live Load + 10# Dead Load).
- Decks 6' or more above grade must use 6"x6" support posts.
- All joists must have 1-1/2" bearing or be attached to beams with approved mechanical fasteners.
- All hangers and hardware must be compatible for use with pressure treated wood and installed per manufacturer's specifications.
- No deck may cantilever over a beam more than 24".
- The maximum step to or from a deck is 8".
- The maximum rise for deck stairs is 8" and minimum tread is 9". Steps may not vary more than 3/16".
- Handrails must be provided 30"-38" above the tread nosing on all open sides for all stairs more than 3 risers.
- Guardrails are required around any deck more than 24" above grade level. Minimum height of guardrail is 36" and must have intermediate rails or balusters (horizontal or vertical) not capable of passing a 4" object. The opening between the intermediate rails or balusters should be less than 4".
- If the deck serves as an exit, the area shall be lighted.
- Deck stairs to a pool must be equipped with a lockable, self-closing, self latching gate.

There shall be a distance of at least 5' from the well head and 5' from septic tanks.

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Table 2 (Treated Lumber)

JOIST LENGTH

		6'	7'	8'	9'	10'	11'	12'	13'	14'	15'	16'
4'	Joist Size	2x6 24" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 12" OC	2x10 16" OC	2x10 16" OC	2x10 12" OC	2x12 15" OC
	Beam Size	1-2x6	1-2x6	1-2x6	1-2x6	1-2x6	1-2x6	1-2x6	1-2x10	1-2x10	1-2x10	1-2x12
5'	Joist Size	2x6 24" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 12" OC	2x10 16" OC	2x10 16" OC	2x10 12" OC	2x12 15" OC
	Beam Size	1-2x6	2-2x6	2-2x6	1-2x8	1-2x8	1-2x8	1-2x8	1-2x10	1-2x10	1-2x10	1-2x12
6'	Joist Size	2x6 24" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 12" OC	2x10 16" OC	2x10 16" OC	2x10 12" OC	2x12 15" OC
	Beam Size	2-2x6	2-2x6	2-2x6	2-2x8	2-2x8	2-2x8	2-2x8	2-2x10	2-2x10	2-2x10	2-2x12
7'	Joist Size	2x6 24" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 12" OC	2x10 16" OC	2x10 16" OC	2x10 12" OC	2x12 15" OC
	Beam Size	2-2x6	3-2x6	3-2x6	2-2x8	2-2x8	2-2x8	3-2x8	2-2x10	2-2x10	2-2x10	2-2x12
8'	Joist Size	2x6 24" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 12" OC	2x10 16" OC	2x10 16" OC	2x10 12" OC	2x12 15" OC
	Beam Size	3-2x6	3-2x6	3-2x6	3-2x8	3-2x8	3-2x8	3-2x8	2-2x10	3-2x10	3-2x10	3-2x12
9'	Joist Size	2x6 24" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 12" OC	2x10 16" OC	2x10 16" OC	2x10 12" OC	2x12 15" OC
	Beam Size	3-2x6	4-2x6	4-2x6	3-2x8	3-2x8	3-2x8	4-2x8	3-2x10	3-2x10	3-2x10	3-2x12
10'	Joist Size	2x6 24" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 12" OC	2x10 16" OC	2x10 16" OC	2x10 12" OC	2x12 15" OC
	Beam Size	4-2x6	3-2x8	3-2x8	3-2x8	4-2x8	4-2x8	3-2x10	3-2x10	3-2x10	4-2x10	4-2x12
11'	Joist Size	2x6 24" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 12" OC	2x10 16" OC	2x10 16" OC	2x10 12" OC	2x12 15" OC
	Beam Size	3-2x8	3-2x8	4-2x8	4-2x8	3-2x10	3-2x10	3-2x10	4-2x10	4-2x10	4-2x10	4-2x12
12'	Joist Size	2x6 24" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 12" OC	2x10 16" OC	2x10 16" OC	2x10 12" OC	2x12 15" OC
	Beam Size	3-2x8	4-2x8	4-2x8	3-2x10	3-2x10	3-2x10	4-2x10	4-2x10	4-2x10	4-2x10	4-2x12
13'	Joist Size	2x6 24" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 12" OC	2x10 16" OC	2x10 16" OC	2x10 12" OC	2x12 15" OC
	Beam Size	3-2x8	4-2x8	3-2x10	4-2x10	4-2x10	4-2x10	3-2x12	3-2x12	4-2x12	4-2x12	4-2x12
14'	Joist Size	2x6 24" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 16" OC	2x6 12" OC	2x10 16" OC	2x10 16" OC	2x10 12" OC	2x12 15" OC
	Beam Size	4-2x8	3-2x10	4-2x10	4-2x10	4-2x10	3-2x12	4-2x12	4-2x12	4-2x12	ENG. BEAM REQUIRED	ENG. BEAM REQUIRED



Washington County

Planning and Parks Department

REMINDER TO PROPERTY OWNERS IN ALL UNINCORPORATED TOWNS

Please note that the Washington County Planning and Parks Department Land Use Division administers and enforces the following ordinances within your municipality:

- Subdivision Ordinance
- Sanitary Ordinance
- Shoreland/Wetland/Floodplain Zoning Ordinance

CONTACT FOR THE FOLLOWING TOWNSHIPS:

Phillip Gaudet-Land Resources Manager/Manager of Land Use Division
Wayne, Kewaskum, Addison, Hartford, Barton

Dave Seils-Inspector in Charge
Polk, Erin, Richfield, Germantown

Dave Lindner-Land Use Inspector
Farmington, West Bend, Trenton, Jackson

Best time to call is from 8:00 to 9:00 A.M.

Before beginning any construction (including remodeling, reconstruction or any structural alterations), and landscaping, please contact us and request information on what permits and inspections may be necessary. The best time to call is from 8:00 to 9:00 A.M.

Please contact us before doing any work on your Private Onsite Wastewater Treatment System (POWTS) other than the routine pumping of your septic tank every 2 or 3 years as required under County Ordinance; this includes the placement of covers, risers, pipes, vents, etc. County and State laws require that some repairs, alterations, extensions or additions require permits at the County level, and the State requires that the person performing the work be properly licensed.

Enforcement of the County Shoreland/Wetland/Floodplain Zoning Ordinance pertains especially to properties within 300' of a river or navigable stream, within 1,000' of a lake/pond as well as all floodplain and the majority of wetland areas. Please note that many very small ponds, streams and ditches are regulated as required by the State. Permits may require approval by the Washington County Planning, Conservation & Parks Committee and the full County Board prior to your starting work on the following projects within the shoreland/wetland/floodplain zoning district:

- Landscaping, filling, grading, ponding, lagooning, dredging, excavating and any soil disturbance work.
- Seawall or riprap.
- Additions/alterations to existing structures or reconstruction of structures.
- New construction of any type.
- Retaining walls, sidewalks, driveways or other landscaping.

When working near lakes and streams, you are advised to contact the Wisconsin Department of Natural Resources in Milwaukee at (414) 263-8500, because in some cases permits will also be needed from them. Construction in any wetland or shoreline may require approval of the U.S. Army Corps of Engineers, phone number (262) 547-4171.

County approval will be needed for all subdivisions. Certified Survey Maps located in Shoreland/Wetland/Floodplain Zoning Districts frequently require County approval.

To help minimize complications, please do not hesitate to contact our office for information about the procedure for obtaining any of the permits mentioned above. This should be done several weeks prior to the proposed start of your project. When work takes place without permits, County and State laws usually hold the property owner responsible even if the work was done by a contractor. In some cases, the contractor may also be responsible. You should also contact the town regarding their permit requirements.

Form 1385 (Rev. 03/15)